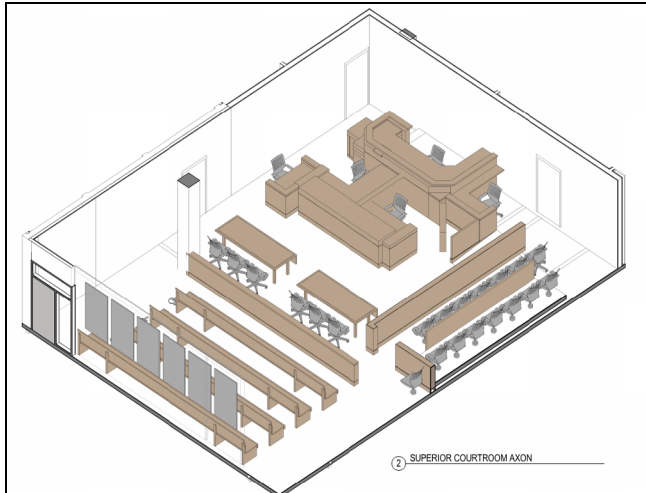


Snohomish County Courthouse Remodel & Addition

Update to Council #9: January 22, 2018



3-D view of a Superior Court trial courtroom.
(Screen capture from CBRE Heery drawings.)

Construction schedule and phasing plans updated

Construction Phasing Plan and Relocations:

Phasing coordination meetings with Hoffman Construction continue. Out of due diligence, the most recent meeting included vetting the proposed construction sequencing with the City of Everett's Chief Building Official and Fire Marshal. The Project Team is in the process of updating affected building tenants on potential impacts.

The initial phase of construction entails building the Courthouse Addition, connecting it to the Existing Courthouse via a shearwall, and also realigning and remodeling the core restrooms on a floor-by-floor basis. This will displace operations on each floor along the building's north central edge. The objective of the temporary relocation plans, is to keep user groups in contiguous spaces and minimize the number of moves during the project.

Schedule Development: The Schedule Status, shown in the sidebar at the right, reflects Hoffman Construction's schedule update which includes a streamlined Courthouse Renovation. The Project Team continues to fine-tune the schedule with Hoffman and CBRE Heery.

PROJECT DASHBOARD

Budget Status – 12/31/2017

	* Baseline Budget	* Project Spend To Date
GCCM Costs	\$50,900,00	\$700,806
WSST (9.7%)	\$4,937,300	\$67,978
Owner Direct Work	\$16,078,585	\$3,703,862
Subtotal	\$71,915,885	\$4,472,645
Previous Spend **	\$12,371,428	\$12,371,428
Total	\$84,287,313	\$16,844,074

* Numbers are rounded to the nearest dollar.

** 2013-15 Courthouse Project (property acquisition, GC, PM, design).

NOTE: Bond debt service is tracked by Snohomish County Finance.

Schedule Status – 01/16/2018

	Start	Finish
Design Development Phase	Apr 2017	Sept 2017
Construction Documents Phase	Nov 2017	Apr 2018
Permitting ***	Jan 2018	Jun 2018
Build Courthouse Addition	July 2018	Dec 2019
Phased Courthouse Renovation	July 2018	Jan 2021
Project Closeout	Late 2020	Early 2021

*** This status includes permitting preparation activities.

Project Action Item Status – 01/16/2018

OPEN ITEMS	12
ONGOING	5
ON HOLD	0
CLOSED	133
TOTAL	150

Closely Monitored Issues

1. Budget management and accountability
2. City code and permitting requirements
3. Verifying existing site conditions
4. Aligning design, budget, and building occupants' needs
5. Schedule
6. Regional construction market's impact upon labor costs
7. Building exterior development

Snohomish County Courthouse Remodel & Addition

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Mechanical, Electrical & Plumbing (MEP) Coordination: The Project Team and mechanical and electrical engineering consultants continue to review and refine the MEP designs. Building Information Modeling (BIM) specialists for Hoffman, CBRE Heery, and their subcontractors are now participating. This meeting series is transitioning to overall construction coordination, and Hoffman will take over the series beginning in March.

Code Compliance: Discussions continue between the Project Team and the City to ensure design aligns with relevant local and national codes.

Cost Review: The Project Team continues to verify that scope, schedule, design, and budget align.

Upcoming Activities:

- **Construction Documents (CD) Phase Progress and Milestone Submittals:** The CD progress set is expected in early February. Milestone drawings and specifications are expected in April.
- **Contracting:**
 - Proposed contract amendment for OAC Services, Q1 of 2018.
 - Early foundation and shear wall package, Q2 of 2018.

PROJECT TEAM

Project Management Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction & Project
Management

Architect & Engineers CBRE Heery Architecture

MKA – Structural & Civil
WSP USA – Mechanical & Plumbing
Stantec – Electrical, AV, Telecom
TLC Engineering – Life Safety
Guidepost Solutions – Security
Site Workshop – Landscape Design

GCCM Team Hoffman Construction

Holiday-Parks – MCCM
VECA Electric – ECCM